030.0	0003	0022.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,186,500	/	1,186,500
USE VALUE:	1,186,500	/	1,186,500
ASSESSED:	1,186,500	/	1,186,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		HARLOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALTON SEAN P & ANGELA A
Owner 2:	
Owner 3:	
Street 1:	91 HARLOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHITOURAS JOHN G & CLAIRE L -
Owner 2:	-
Street 1:	91 HARLOW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-6823

NARRATIVE DESCRIPTION

This parcel contains .122 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 2862 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5321.000	717,500	5,300	463,700	1,186,500
Total Card	0.122	717,500	5,300	463,700	1,186,500
Total Parcel	0.122	717,500	5,300	463,700	1,186,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.57 | /Parcel: 414.57

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	21023
GIS Ref	
GIS Ref	
Insp Date	08/11/17

!2526!

PREVIOUS ASSESSMENT

Parcel ID: 030.0-0003-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	717,500	5300	5,321.	463,700	1,186,500		Year end	12/23/2021
2021	104	FV	685,500	5300	5,321.	463,700	1,154,500		Year End Roll	12/10/2020
2020	104	FV	683,200	5300	5,321.	463,700	1,152,200	1,152,200	Year End Roll	12/18/2019
2019	104	FV	509,400	5300	5,321.	492,700	1,007,400	1,007,400	Year End Roll	1/3/2019
2018	104	FV	509,400	5300	5,321.	359,400	874,100	874,100	Year End Roll	12/20/2017
2017	104	FV	478,600	4700	5,321.	313,000	796,300	796,300	Year End Roll	1/3/2017
2016	104	FV	478,600	4700	5,321.	266,600	749,900	749,900	Year End	1/4/2016
2015	104	FV	427,500	4700	5,321.	260,800	693,000	693,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:38:19

LAST REV

Date	Time
09/14/17	09:39:16
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2526

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHITOURAS JOHN	30739-229		10/6/1999		445,000	No	No		
	11860-478		7/15/1970		39,250	No	No		N

USER DEFINED

Prior Id # 1:	21023
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/2009	1244	Redo Bat	4,000					
6/28/2005	576	Manual	1,400					replace stone step
1/5/2004	2	Redo Kit	7,500	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
5/15/2009	Measured	189	PATRIOT
1/13/2005	Permit Visit	BR	B Rossignol
4/17/2001	Inspected	PM	Peter M
6/14/2000	MLS		
2/22/2000	Mailer Sent		
2/22/2000	Measured	263	PATRIOT
8/9/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5321		Sq. Ft.	Site		0	80.	1.09	1									463,706						463,700	

Total AC/HA:	0.12215	Total SF/SM:	5321	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	
Total:	463,706	Spl Credit		Total:	463,700				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06273580
Const Adj.:	1.15454042
Adj $ / SQ:	220.855
Other Features:	152500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	881462
Depreciation:	163952
Depreciated Total:	717510

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
1	9	4	1
Totals			
2	14	6	

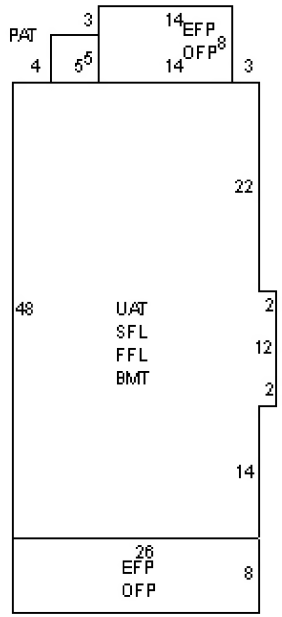
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	220.85
Special Features:	0	Val/Su Net:	149.51
Final Total:	717500	Val/Su SzAd	282.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,272	66.260	84,278
FFL	First Floor	1,272	220.850	280,927
SFL	Second Floor	1,272	220.850	280,927
EFP	Enclos Porch	320	41.250	13,202
OFP	Open Porch	320	25.000	8,001
UAT	Upper Attic	318	193.250	61,453
PAT	Patio	25	6.930	173
	Net Sketched Area:	4,799	Total:	728,961
Size Ad	2544	Gross Area	5753	FinArea 2862

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0003-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1920	21.94	T	40	104			4,700			4,700
19	Patio	D	Y	1	9X14	A	AV	2010	5.23	T	7.2	104			600			600

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300